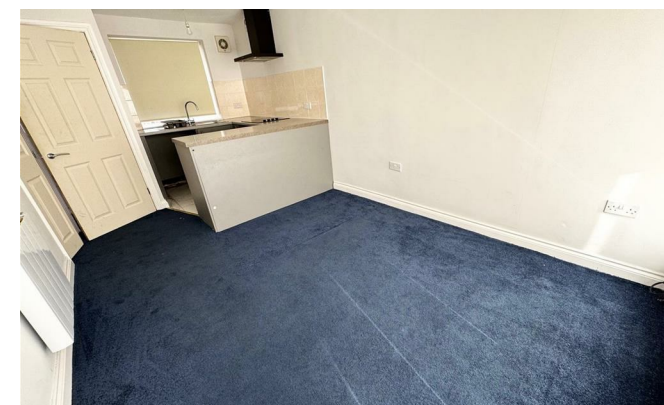


STUART EDWARDS

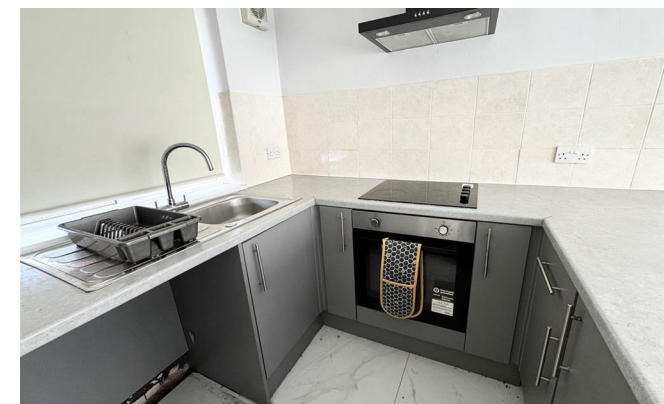


Arcadia

Ouston, Chester Le Street DH2 1RF

- Immaculate Accommodation
- Open Plan Lounge/Recently Fitted Kitchen
 - Unfurnished
 - Appliances
- Available From 9th February 2025
- 1 Bedroom Ground Floor Apartment
 - Luxury Bathroom
 - Completely Refurbished
 - Electric Central Heating

£475 PCM



Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

Immaculately presented ground floor flat, fully refurbished. Available from 9th February 2025.

The living accommodation comprises: entrance lobby, open plan lounge/kitchen, bedroom and newly fitted shower room.

Benefiting from electric central heating and UPVC double glazing.

Available on an unfurnished basis, viewings are recommended.

ENTRANCE LOBBY

OPEN PLAN LOUNGE/KITCHEN

18'2" x 9'1"

The lounge area has an electric radiator and vertical blind.

The kitchen is recently fitted with a range of wall and floor units forming a room divider to lounge area. Stainless steel sink unit with mixer tap, integrated electric oven, ceramic hob and extractor hood.

Fridge, automatic washing machine, extractor fan feature tiled splashbacks and roller blind.

BEDROOM 1

11'9" x 7'6"

Electric radiator and vertical blind.

BATHROOM

Low level wc, vanity unit with inset wash hand basin, shower cubicle with electric shower, electric chrome heated towel rail, bathroom storage cabinet and décor panelled walls.

EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2734-6290-2297-7351>

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

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THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

EPC INFORMATION

EPC Rating - D

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CLIENT MONEY PROTECTION

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

THANK YOU



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.